

City Council
Atlanta, Georgia

11-0-0093

AN ORDINANCE
BY: ZONING COMMITTEE

Z-10-34
Date Filed: 12-7-2010

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2121 HOLLYWOOD ROAD, N.W.**, be changed from the RG-2 (Residential General-Sector 2) District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 252 and 253, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

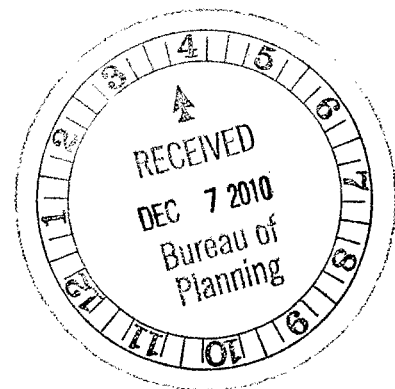
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in land Lots 252 and 253 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

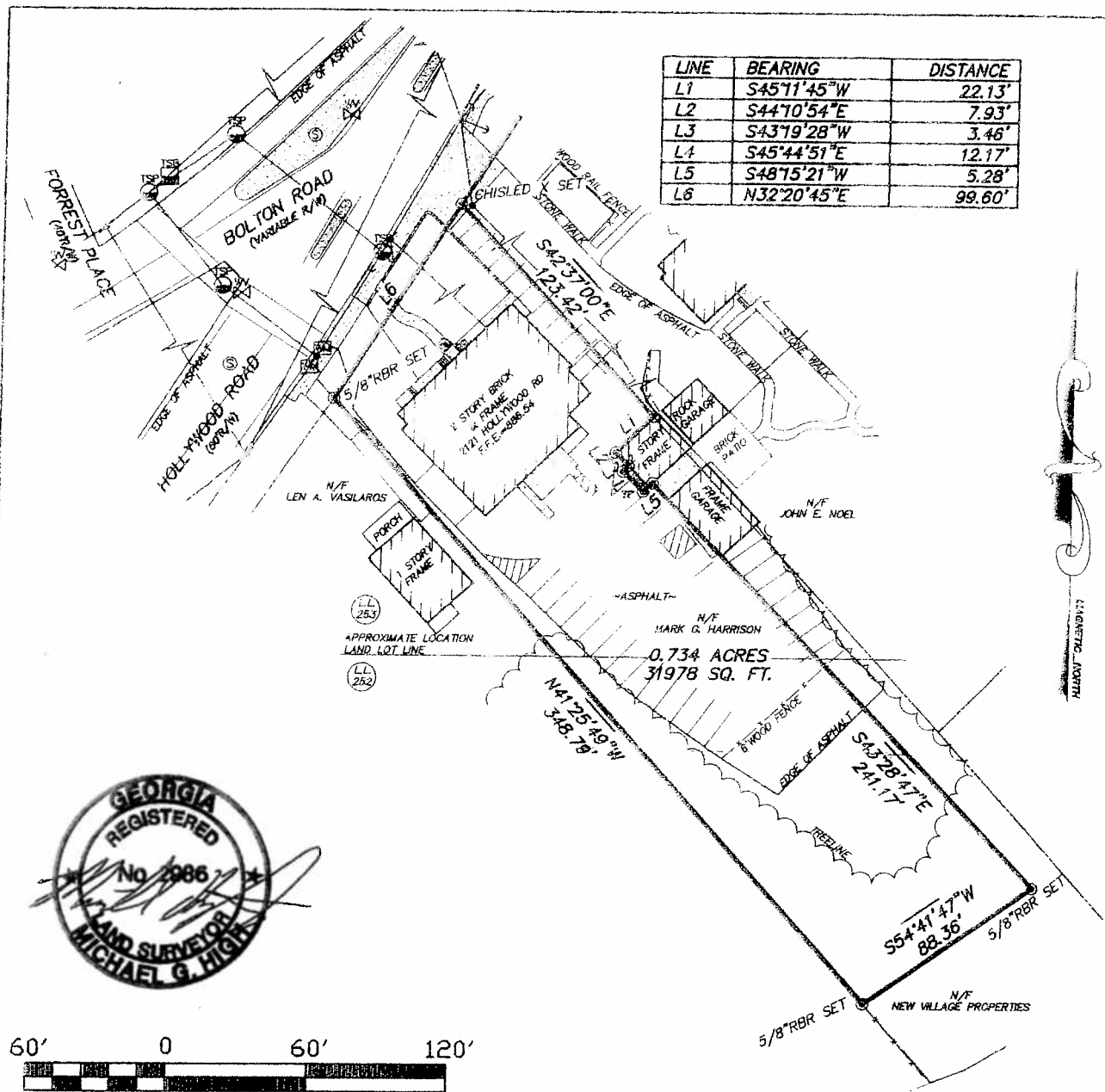
BEGINNING at a point on the southeastern right-of-way line of Hollywood Road (40-foot pavement), 220.0 feet southwesterly as measured along the southern right-of-way line of Hollywood Road from the point formed by the intersection of the southeastern right-of-way line of Hollywood Road with the southeastern right-of-way of River Road, said point being the TRUE POINT OF BEGINNING;

running thence south 41 degrees 26 minutes 52 seconds east a distance of approximately 466.00 feet more or less, to a point on the centerline of a branch; running thence in a southwesterly direction along and coincident with the centerline of the branch a distance of approximately 110 feet to a point; thence leaving said branch and running north 40 degrees 15 minutes 40 seconds west a distance of approximately 405.00 feet to a point lying on the southeastern right-of-way line of Hollywood Road; thence running along and coincident with said Hollywood Road right-of-way north 32 degrees 31 minutes 25 seconds east a distance of 100.00 feet to the POINT OF BEGINNING;

Said tract of land containing 1.00 acre of land, more or less as more particularly shown on plat of survey for Heller First Capital Corporation, et al. by McClung Surveying, bearing the seal and certification of Perry McClung surveying, bearing the seal and certification of Perry McClung, RLS No. 1541, dated July 15, 1998, and last revised August 25, 1998.



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GRAPHIC SCALE SURVEY NOTES:

REFERENCE PLATS:
SURVEY OF 2121 HOLLYWOOD ROAD PREPARED BY MCLUNG SURVEYING
DATED JULY 15, 1998. SAID PLAT PROVIDED BY CLIENT.

FIELD WORK FOR THIS SURVEY WAS PERFORMED DURING THE MONTH OF
JULY, 2006.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 21,650'. A LEICA TCR303 WAS USED FOR FIELD SURVEY MEASUREMENTS. THIS PLAT HAS A MAP CLOSURE OF 1' IN 3,367,923'.

NO PORTION OF THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X"; ACCORDING TO F.E.M.A. (F.I.A.) MAP # 13121C0229 E, DATED JUNE 22, 1998.

VERTICAL DATUM IS BASED ON NAVD 88.

SURVEY OF 2121 HOLLYWOOD ROAD FOR MARK G. HARRISON

DATE: JULY 17, 2006

SCALE: 1"=30'

CITY: ATLANTA

COUNTY: FULTON

LAND LOTS: 252 AND 253

DISTRICT: 17TH

MICHAEL HIGH LAND SURVEYING
186 FARMINGTON DRIVE
WOODSTOCK, GA 30188
(404)918-4030

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